



Prime Town Centre Shop With Uppers
For Sale / May Let

LOCATION

Gillingham is situated in the Medway region of Kent, located approximately 10 miles from Maidstone and approximately 4 miles from Rochester. The town benefits from excellent road links to the M2 and A2.

The subject property occupies a prominent position in prime pitch on High Street, Gillingham. The premises are located a short walk away from Gillingham Station (Thameslink and Southeastern services), which provides direct connections to London Victoria, St Pancras International, Luton, Ramsgate and Dover.

Nearby multi-national occupiers include **Scope, CeX, Cancer Research, Mann Estate Agents, Boots Opticians, Subway, Card Factory** and **Halifax**, amongst many others.

ACCOMMODATION

The property is arranged over the ground and first floors, with the following approximate dimensions and net internal floor areas:-

Ground Floor Sales	143.44 sq m	1,544 sq ft
First Floor Offices	61.59 sq m	663 sq ft
Total NIA	205.03 sq m	2,207 sq ft

The property benefits from rear access via Theodore Place.

ALTERNATIVE USES

The property lends itself well to a variety of alternative uses under planning use Class E, including restaurant, offices, and medical centre.

There is potential to convert/develop the upper and rear parts of the property to residential subject to planning consent.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

TERMS

Offers are sought in the region of **£450,000 (four hundred and fifty thousand pounds)** for the freehold interest with vacant possession.

Alternatively, our client may consider granting a new full repairing and insuring lease to a national covenant, for a term of years to be agreed, at a commencing rent of **£37,500 per annum** exclusive, subject to five yearly upward only rent reviews.

RATES

Current Rateable Value	£27,250
Rateable Value from 1st April 2023	£25,250
Rate in the £ (2022/23)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact agents:-

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Subject to Contract and VAT (if applicable)

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